

## 5.13 Population/Housing

The primary source of information for this EIR Section is the *Zone 15 Local Facilities Management Plan Amendment, (LFMP Zone 15(E)), July, 2010*.

### 5.13.1 Existing Conditions

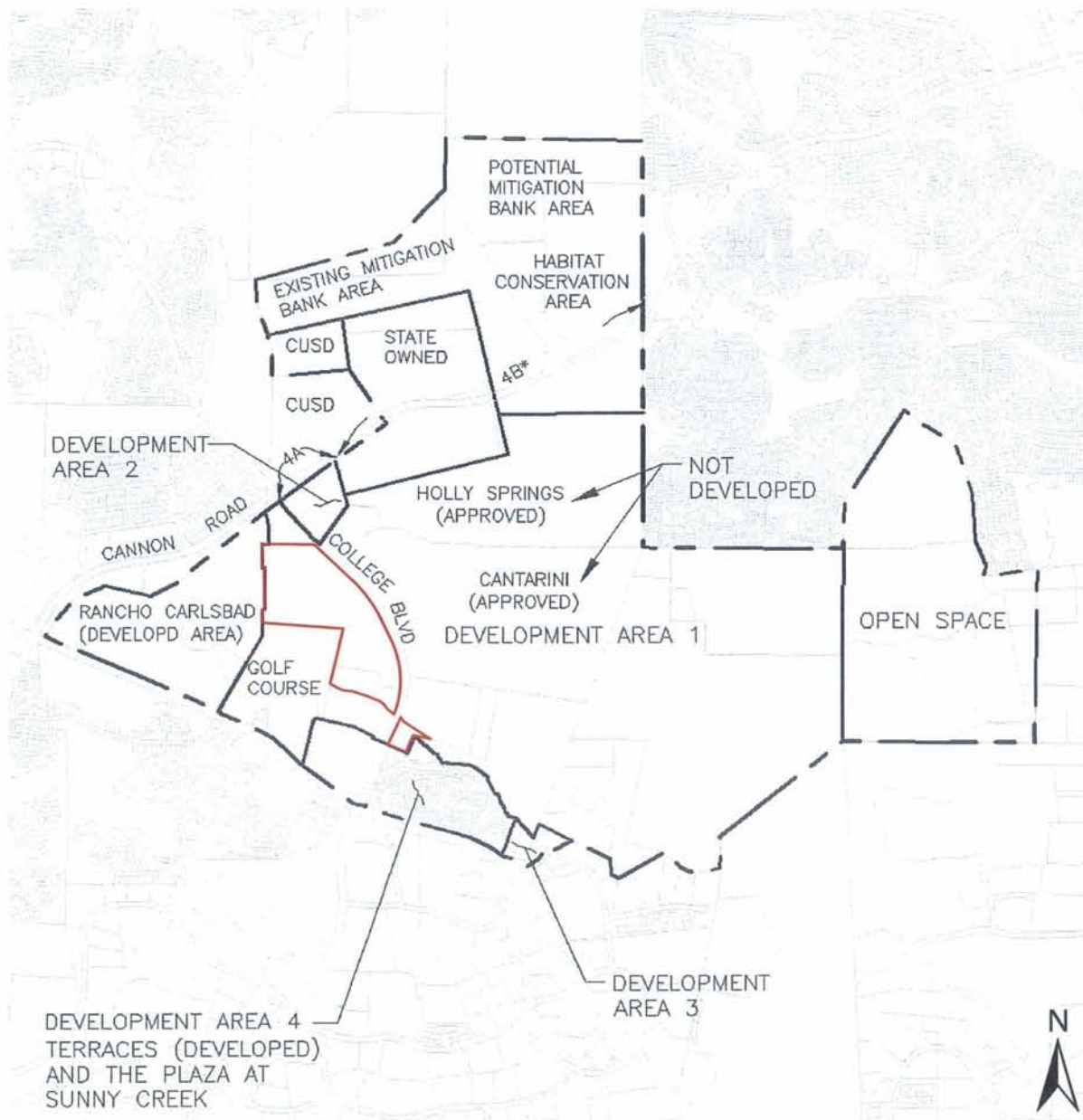
The project site is located within the City of Carlsbad's Zone 15 Local Facilities Management Plan (LFMP). Existing land uses on the project site include an unoccupied, single-family home, equestrian-related accessory structures, and vacant land. The vacant land has been historically used for agricultural operations and equestrian-related uses. The Zone 15 LFMP was prepared pursuant to the City's Growth Management Program, as outlined in Chapter 21.90 of the Carlsbad Municipal Code. Figure 5.1-4 (See Section 5.1 Land Use) depicts the location of Zone 15 within the context of the limits of the City of Carlsbad. Zone 15 is located within the northeast quadrant of the City.

Zone 15 is approximately 1,528.28 net acres in size. Residentially-designated land within LFMP Zone 15 comprises approximately 1,199.60 net developable acres. Zone 15 LFMP development assumptions are based on Growth Management Control Points for the various residential land use categories (e.g., low density residential, medium density residential, medium high density residential and high density residential). The Control Points are average dwelling unit per acre assumptions that are applied to all vacant, developable residential land within the zone. The Growth Control Point for residential low-medium (RLM) within the boundaries of the Sunny Creek Specific Plan (SP-191) is 2.88 dwelling units per net developable acre. Outside of SP-191, the Growth Control Point for RLM is 3.2 dwelling units per acre. The LFMP also includes phasing schedules that estimate future development.

Zone 15 is divided into several development areas (see Figure 5.13-1). Using the residential unit build out projections, the Zone 15 LFMP identifies the necessary water, sewer, park, libraries, drainage facilities, fire, open space, school, and circulation elements that will be required for each Development Area.

#### **CCRC and RV Storage/Garden Site**

The CCRC site has a current General Plan Land Use designation of RLM (Residential, Low-Medium Density) and is currently reflected as such in LFMP 15 (C). Based on a constraints analysis, the number of residential units currently projected for the CCRC site is 145. The proposed project entails changing the General Plan Land Use designation from RLM to RM (Residential, Medium Density). As a result, the number of residential units that could be constructed at the Growth Management Control Point is proposed to change from 145 to 271 units. As the Carlsbad Housing Policy Team has determined that the cottages, independent living units, and assisted living units is a conditional use (i.e. professional care facility) are all considered commercial living units (non-residential) pursuant to Section 21.04.093 of the City Municipal Code., the LFMP dwelling unit projections for the CCRC project strictly entail the analysis with respect to the change in GP Land Use designations.



#### Legend

Project Site

#### Note:

Alignment/Development of Cannon Road-Reach 4B to be determined

SOURCE: Ladwig Design Group, Inc., 2010

7/29/10



Dos Colinas EIR

## Zone 15 Development Areas

FIGURE  
5.13-1

**Affordable Housing Site**

The affordable housing site has a current GP Land Use designation of RLM. Pursuant to the LFMP as well as the reduced density allowed pursuant to the Sun Creek Specific Plan (SP 191), the number of residential units projected for the site is four. The proposed project entails a request to remove the site from the Sunny Creek Specific Plan and change the GP Land Use designation from RLM to RH (Residential, High Density). As a total of 29 units are proposed, the net result is the construction of an additional 25 units beyond that which was anticipated within LFMP 15 (C).

### 5.13.2 Threshold for Determining Significance

*Appendix G of the CEQA Guidelines is used to provide direction for determination of a significant population/housing impact from the proposed project. For the purposes of this EIR, a significant impact would occur if the proposed project would:*

- *Result in a substantial increase to the number of dwelling units and the population from that anticipated by the approved LFMP; or,*
- *Result in a change to the number of residential units, population and growth patterns from that anticipated by the LFMP that would adversely impact the ability of the City to provide planned levels of service for public facilities.*

### 5.13.3 Environmental Impact

An amendment to the LFMP is being processed to reflect a General Plan Amendment for the proposed Dos Colinas project. As described below, the proposed project would not result in an increase in the number of dwelling units or population beyond what was originally projected in the Zone 15 LFMP.

The proposed project would involve a General Plan Land Use Amendment to re-designate the CCRC site and RV storage and garden area from RLM to RM (Residential, Medium Density) and OS (Open Space (OS) for the native habitat areas and Agua Hedionda Creek. Under the LFMP, the number of residential units projected for the CCRC site is 145. However, the Carlsbad housing policy team has determined that the cottages, independent living units, and assisted living units are all considered commercial living units (non-residential) pursuant to Section 21.04.093 of the Municipal Code. Therefore, the 309 additional units would not be considered residential and would not fall within the LFMP projections for dwelling units.

For the purpose of this analysis, however, it is assumed that the CCRC site could be built out as RM, consistent with the proposed General Plan Land Use designations for the site. As previously stated, the number of residential units projected in the LFMP for the CCRC site is 145. Assuming the site is built out with residential units pursuant to the RM density, development on the CCRC site would allow 271 dwelling units.

The proposed project would also involve a General Plan Land Use Amendment to re-designate the affordable housing site from RLM to RH (Residential, High Density), and OS (Open Space) for Agua Hedionda Creek and the adjacent riparian canopy. As previously stated, the number of residential units

projected in the LFMP for the affordable housing site is four. Development on the site would include 29 dwelling units.

Pursuant to the original LFMP 15 (adopted in 1989), a total of 3,008 units were projected to be constructed within the Zone. Including the proposed General Plan land use changes, which result in an increase in the number of units/density for the CCRC (i.e. 145 units to 271 units) and affordable (i.e. 4 units to 29 units) sites, the current future dwelling unit projection for LFMP 15 is 2,111 units. This number is lower than the originally anticipated future dwelling unit projection of 3,008 units as several large parcels of land have either been converted to open space for habitat conservation purposes (i.e. Carlsbad Highlands property, Holly Springs sale of property to the State Wildlife Conservation Board) or projects have been approved at a density which is lower than what was originally anticipated (i.e. Cantarini Ranch/Holly Springs). As a result, the current base residential projection is 897 dwelling units and corresponding population is less than what was originally anticipated. As described in Section 5.14 - Public Services and Utilities of this EIR, the planned infrastructure improvements, therefore, remain adequate for the Zone 15 area.

### **Conclusion**

Although the proposed project would increase the density at both the CCRC and affordable sites, the proposed project would not result in an increase in residential units or population beyond that which was originally projected pursuant to the original LFMP. In addition, the proposed amount of housing and corresponding population that will be introduced to the project site as a result of development of the project would not adversely impact the ability of the City to provide planned levels of service for public facilities. Therefore, impacts are considered less than significant and no mitigation is required.

### **5.13.4 Mitigation Measures**

No mitigation is proposed as no significant Population/Housing impact has been identified.

### **5.13.5 Impact After Mitigation**

No Population/Housing impact has been identified.